

Payton  
Jewell  
Caines



Tyn Y Bettws Close, Bettws, Bridgend  
County. CF32 8YF

£209,950

 PAYTON  
JEWELL  
CAINES

## Tyn Y Bettws Close, Bettws, Bridgend County. CF32 8YF

Two bedroom semi detached BUNGALOW comprising entrance hall, lounge, kitchen/diner, bedroom one with dressing area, shower room, ample off road parking to the front and enclosed rear garden. Viewing recommended.

**£209,950 - Freehold**

- Two bedroom semi detached bungalow
- Kitchen /diner
- Bedroom one with dressing area
- Ample off road parking to the front
- Good size enclosed rear garden
- EPC - D / Council tax - D



## DESCRIPTION

Introducing this three bedroom semi detached bungalow situated in Bettws, which is within easy access to McArthur Glen Designer Outlet and a regular bus route to Bridgend Town Centre. The property offers off road parking for three/four vehicles and enclosed rear garden. Viewing is highly recommended to fully appreciate what this property has to offer.

## ENTRANCE

Via white PVCu door into an inner porch.

## INNER PORCH

Emulsioned ceiling and walls, skirting and wood effect laminate flooring. PVCu double glazed window overlooking the front of the property with a fitted blind and radiator. Opening into the kitchen/diner.

## KITCHEN/DINER (18' 6" x 15' 4") or (5.63m x 4.68m)

Emulsioned ceiling with inset spot lights and three pendant lights, emulsioned walls, skirting, a continuation of the laminate flooring and radiator. Two PVCu double glazed windows overlooking the front garden and the side of the property. A range of base and wall units in cream gloss with complementary roll top work surfaces housing a stainless steel one and half bowl sink with mixer tap and stainless steel oven hob with extractor fan. Recess for American fridge/freezer, space for washing machine and Island with additional storage. Wooden door leading to the inner hallway.

## INNER HALLWAY

Emulsioned ceiling and walls, loft access, smoke alarm, pendant light, skirting and fitted carpet. Two doors leading off.

## SHOWER ROOM (6' 1" x 6' 1") or (1.85m x 1.85m)

PVCu ceiling with centre spot light, part respertex / part emulsioned walls, wood effect vinyl flooring, PVCu obscured double glazed window overlooking the side of the property and radiator. Three piece suite in white comprising low level w.c. pedestal wash hand basin and corner shower with electric shower.

## LOUNGE (14' 2" x 9' 3") or (4.32m x 2.83m)

Emulsioned ceiling with pendant light, emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed doors leading to the side garden.

## BEDROOM 2 (11' 2" x 9' 0") or (3.40m x 2.75m)

Emulsioned ceiling and walls, skirting, fitted carpet, PVCu double glazed window overlooking the side garden with fitted blinds and radiator.

## DRESSING ROOM (9' 6" x 9' 9") or (2.90m x 2.96m)

The dressing room leads onto the master bedroom and is finished with emulsioned ceiling and walls, skirting, fitted carpet, PVCu double glazed window to the side with fitted blinds and radiator.

## BEDROOM 1 (12' 0" x 9' 5") or (3.66m x 2.88m)

Emulsioned ceiling and walls, skirting, fitted carpet, radiator, PVCu double glazed window with fitted blinds overlooking the side garden and PVCu single glazed door with fitted blinds leading to the rear garden.



## OUTSIDE

Paved driveway to the front with parking for 3/4 vehicles and side garden with storage sheds to remain.

Good sized low maintenance rear garden bound by brick wall and wooden fencing, laid to gravel, patio and Astroturf. Outside tap and power.


## DIRECTIONS

From Bridgend town take Tondu Rd to the traffic lights at Aberkenfig. Turn right into A4065 Bryn Rd continue to Bettws. Turn right onto Tudor Drive then left into Tyn-y-Bettws Close, where the property can be found at the top of the Cul-de-Sac.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		103
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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